

## **South Hayward BART/Mission Boulevard Concept Plan Timeline**

- **Community Meeting #1 – Existing Conditions**  
(January 19, 2005)
- **Community Meeting #2 – Land Use Concepts**  
(July 11, 2005)
- **Community Meeting #3 – BART Station Land  
Use Concepts** (Late July, 2005)
- **Planning Commission Meeting – DEIR**  
(Early Fall, 2005)
- **Community Meeting #4 – Draft Concept Plan**  
(Fall, 2005)
- **Planning Commission/City Council Hearings**  
(Late Fall/Early Winter, 2005)

**City of Hayward**



**South Hayward BART/  
Mission Boulevard  
Concept Plan**

**Community Meeting #2**

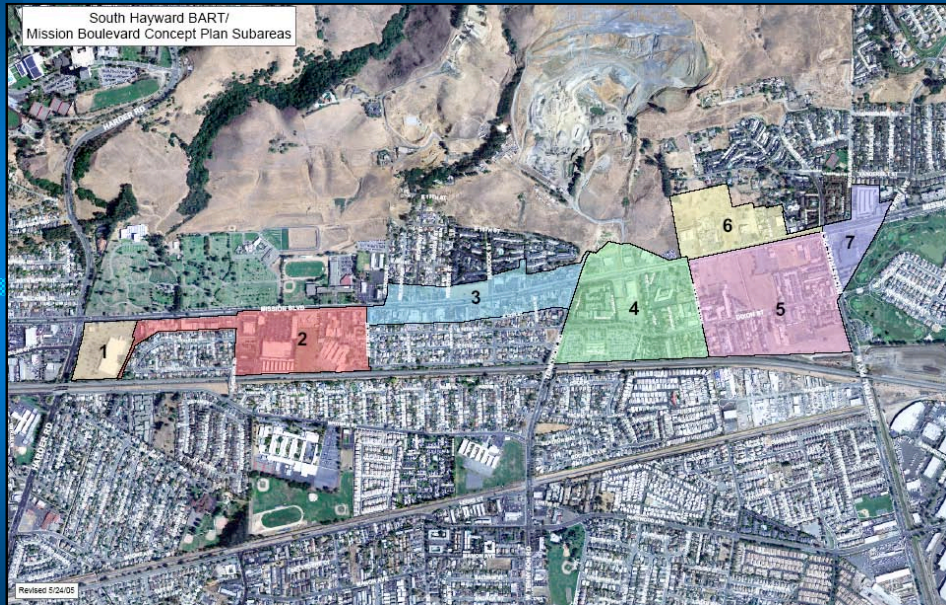
**July 11, 2005**

Community Design + Architecture, Strategic Economics, Nelson\Nygaard

Following the last community meeting on January 19, City staff a joint work session on March 15, during which staff summarized comments received at the meeting, and presented technical assessments. **These assessments, and much more information, is available for review via the City's website, and I will provide you with the address at the end of the show.**

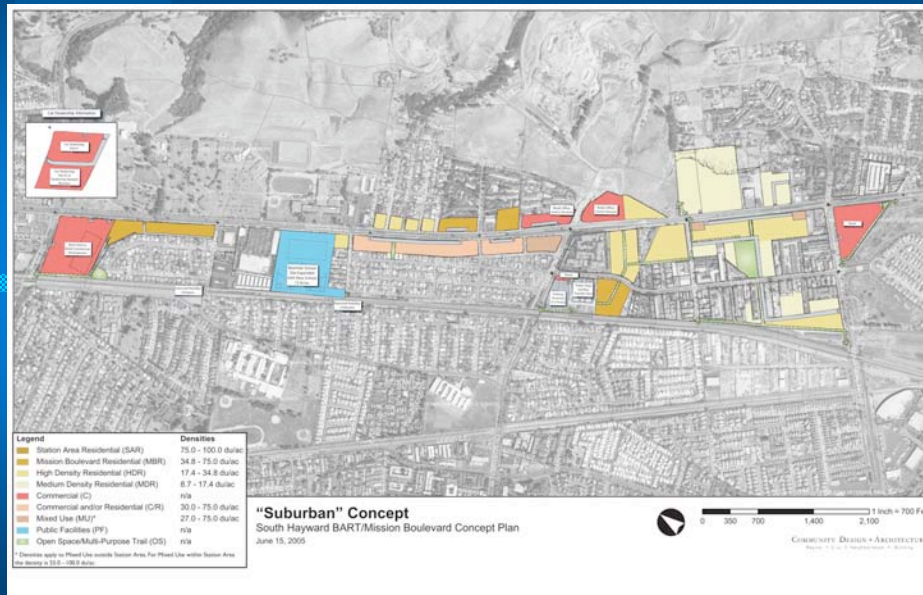
**In June, a joint City Council/Planning Commission working session reviewed and commented on the scenarios you are now about to see.**

## Concept Plan Study Area



Preliminary alternatives for each of the seven subareas were developed, and those were further refined to develop two alternative concepts for the study area as a whole.

## “Suburban” Concept



The first concept, the “Suburban” concept, envisions less intense development than the other concept, the “Urban” concept. Both concepts call for additional commercial development and encourage the inclusion of retail and office space with residential uses in mixed-use projects.

The concepts include two residential densities that are more intensive than the highest density that exists currently in Hayward.

The Suburban scenario does not include the highest density residential that is envisioned around the BART station in the “Urban” scenario, and only includes the second highest density (Mission Blvd. residential) around the BART station and in a selected few other sites along Mission Boulevard. Pedestrian, bike and transit experience is enhanced through improvements to connectivity.

### **“Suburban” Concept contemplates:**

**1,165 to 2,607 additional housing units**

**-145,255 to 51, 419 square feet of commercial square footage**

## “Urban” Concept



The “Urban” scenario envisions much more mixed use and higher residential densities throughout, but primarily around the BART station. Uses such as a grocery store and community center serve not only the increase number of residents in the area, but also the broader community.

### “Urban” Concept contemplates:

**2,448 to 5,112 additional housing units**

**-72,270 to 197,094 square feet of commercial square footage**

By comparison, the General Plan envisions 700 to 1,400 housing units in the study area.

## **Density Range**

### **Station Area Residential:**

- 75-100 du/acre at 5-7 stories

### **Mission Boulevard Residential:**

- 34.8-75 du/acre at 3-5 stories

### **High Density Residential:**

- 17.4-34.8 du/ acre at 3 stories

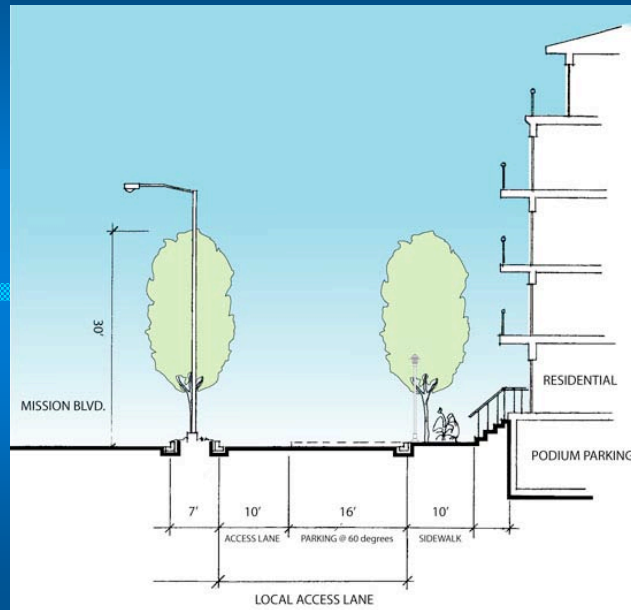
### **Medium Density Residential:**

- 8.7-17.4 du/acre at 1-2 stories

## **Opportunities**

- **Mixed use throughout the study corridor**
- **Expansion of Bowman School**
- **Two new auto dealerships at the K-Mart site**
- **New community center at Valle Vista Ave. and Mission Blvd.**
- **Hotel/conference facility at Holiday Bowl site**

## Alternative Street Frontage



Introducing a local access lane will create a buffer between residential uses and Mission Boulevard. It creates a more pleasant pedestrian experience, provides on-street parking and reducing access conflicts with Mission Boulevard. Think of Shattuck Avenue in Berkeley but with wider, better landscaped medians.



## **Sample two to three-story residential**

### **Townhomes, Mountain View, CA**

### **Medium Density**



Example of medium density - typically townhomes with individual entrances that activate the street; located off of Mission Boulevard and within existing neighborhoods.

## **Sample three-story residential**

**Multiple Family, Dublin, CA**

**Higher Density**



Multiple family configuration - start to increase density by reducing unit sizes.

## **Sample three to four-story residential**

**Multiple Family, Berkeley, CA**

**High Density /Mission Boulevard Residential**



Courtyard configuration to minimize direct frontage onto Mission Boulevard, but still achieving a higher density.

## **Sample four-story residential**

**Multiple Family  
High Density /Mission Boulevard Residential**



Example that we are going to be seeing on the simulations. Access to underground/podium parking however would be from the rear.

## **Sample four-story mixed use with three-story residential**

**Transition from Higher Density to Medium Density**



Sensitive transitioning between Mission Boulevard (and the BART station area) is imperative. Reducing the mass and height as development moves into areas adjacent to existing homes.

## **Sample three-story mixed use**

**Portland, OR**

**High Density /Mission Boulevard Residential**



Creating active streets and serving the daily needs of the residents. A method for separating the residential uses from a busy street.



## **Sample four-story mixed use High Density /Mission Boulevard Residential**



Example that will be seen in the simulations

## Sample four to five-story mixed use

Mixed Use, Emeryville, CA  
High Density /Mission Boulevard Residential



Example of breaking up the bulk of the building by setbacks and courtyard (perhaps a little too much architectural “articulation” in this example)



## **Sample four-story mixed use**

**Mixed Use, Redwood City, CA  
High Density /Mission Boulevard Residential**



Example of stepping back development as height increases - again reducing the visual “bulk” of building and increasing solar access.

## City of Hayward



<http://www.ci.hayward.ca.us>

Now, you have the opportunity to see the two dimension plan “come to life”. David will presented the video simulations recently completed for segments of the study area.

Following that will be a Q and A with opportunity to give comments either verbally or through the use of the Post-It notes provided.